

OFFICE OF THE CITY MANAGER

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### CITY CLERK'S OFETTER TO COMMISSION

248-2012

TO:

Mayor Matti Herrera Bower and Members of the City Commission

FROM:

Kathie G. Brooks, Interim City Manager

DATE:

October 1, 2012

SUBJECT: Muss Park Parking

The purpose of this LTC is to inform you of a community meeting, where residents wanted to remove a proposed new parking lot from the green space triangle area between Chase and Prairie Avenues, which was included in the Muss Park Greenspace Expansion project (Attachment).

#### **BACKGROUND**

The Muss Park Greenspace Expansion project is increasing the open space in Muss Park and simultaneously correcting a non-standard intersection.

On October 27, 2011 City staff and members of the community, met at Temple Beth Shalom to discuss two options for the improvements:

- 1. Expansion of Muss Park green area, a basketball court, a parking lot for the park users and the realignment of Chase Ave intersecting Prairie Ave., about 200 feet south of the current intersection with 44 Street
- 2. Expansion of Muss Park green area, a parking lot for the park users and the realignment of Chase Ave intersecting Prairie Ave. at 44 Street.

During this meeting no consensus was reached, as some residents favored an expanded park and others favored intersecting Chase Avenue with Prairie Avenue at 44<sup>th</sup> Street, which reduced the green space available for the park.

Additional meetings were held by the City Manager's Office with residents who favored an expanded park and those who favored intersecting Chase Avenue with Prairie Avenue at 44<sup>th</sup> Street. An agreement was reached wherein Chase Avenue would intersect with Prairie Avenue at 44<sup>th</sup> Street. In addition, the parking lot adjacent to Muss Park would be reduced to increase the green space in the park, and a parking lot would be added in the triangle area between Chase and Prairie Avenues to make up for the lost parking spaces.

The details of the final plan included the following improvements:

- Adding approximately 10,000 square feet of green space to the park
- Reconstructing the intersection of Chase and Prairie avenues at 44<sup>th</sup> Street
- Extending the existing park entrance to connect with the realigned intersection
- Rebuilding a section of roadway
- Building a new parking lot

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- Installing new sidewalks and walkways
- Installing a new school flasher signal
- Installing landscaping and irrigation

#### **ANALYSIS**

The project was scheduled to begin upon completion of the Muss Park Summer Camp Program. In advance of the work, the City provided plans and a schedule of activities to the residents of the surrounding neighborhood, to North Beach Elementary School, and to Temple Beth Shalom. Certain members of the community opposed the parking lot in the triangle area, between Chase and Prairie Avenues.

As a result of the opposition, another community meeting was held on September 5, 2012 at North Beach Elementary, to discuss this proposed parking lot. Approximately twenty residents, Commissioner Libbin, two Commissioner Aides, the President of the Orchard Park HOA, and the Principal of North Beach Elementary School attended.

City staff reviewed the history of the project and explained the need for parking by Muss Park staff and visitors. There had been 23 parking spaces prior to this project. The parking lot adjacent to the park will have 19 spaces. The proposed lot in the triangle area between Chase and Prairie Avenues would have had an additional 12 spaces. (Staff also explained the process for restricting parking in the neighborhood either with resident decals or by limiting the time that anyone can park in a given space.)

There was much discussion about the loss of green space, parking in the swales, the use of existing parking spaces by employees of nearby businesses, and the need for parking during student drop-off and pick-up. After the discussion, those present were asked to vote for or against the proposed parking lot in the triangle. The vote was 15 against and 3 in favor of the parking lot.

As a result of this Community meeting and the consensus achieved, staff will direct the contractor to remove the parking lot from its scope of work and to credit the City for its cost.

Attachment:

Aerial of the Muss Park Greenspace Expansion project

JGG/FHB/JJF/RWS

# MUSS PARK EXPANSION WITH POTENTIAL ADDITIONAL PARKING



